

63-1-1

#95

57-118

Know All Men by These Presents,

024177

TRANSFER
TAX
PAID

That, We, Jeannette Bourgoin and Roland Bourgoin, of Waterville, County of Kennebec and State of Maine in consideration of One Dollar and other valuable consideration paid by Joel K. Tozier and Nancy J. Tozier and whose mailing address is 430 Eight Rod Road, Waterville, Maine 04901 the receipt whereof is hereby acknowledged, do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY** unto the said Joel K. Tozier and Nancy J. Tozier, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, ME, County of Kennebec, State of Maine, with the buildings thereon, and bounded and described as follows, to wit:

A certain lot or parcel of land, together with the buildings thereon, situated in said Waterville and bounded and described as follows, to wit:

Commencing in the northerly line of Edwards Street at a point sixty (60) feet easterly in the northerly line of Edwards Street from the southeasterly corner of land now or formerly of Archange Breton; thence northerly parallel to said Breton's east line and sixty (60) feet distance therefrom to the southerly line of land now or formerly of Charles Kelsey; thence easterly in the southerly line of said Kelsey fifty (50) feet to land now or formerly of Augustus Marshall; thence southerly in the westerly line of land now or formerly of Augustus Marshall to the northerly line of said Edwards Street; thence westerly in the northerly line of Edwards Street fifty (50) feet to the point of beginning.

Reserving and excepting a right of way to the homestead lot of Augustus Marshall over the well-defined driveway located on the easterly end of the above described land, so long as the said Augustus Marshall, his wife or the children of said Augustus Marshall, his wife or the children of said Augustus Marshall may own or occupy the premises to which said right of way leads or the present homestead.

Being the same premises conveyed to Roland Bourgoin and Jeannette Bourgoin dated July 14, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3590, Page 292.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Joel K. Tozier and Nancy J. Tozier, their heirs and assigns, to them and their use and behoof forever.

And We do COVENANT with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises, that they are free of all encumbrances; that We have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will **WARRANT** and

57-118

DEFEND the same to the said Grantees heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof We the said Roland Bourgoin and Jeannette Bourgoin, join as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 11th day of October in the year of our Lord one thousand nine hundred ninety-one.

Signed, Sealed and
Delivered in presence of

[Signature]
[Signature]

Roland Bourgoin
Roland Bourgoin

Jeannette Bourgoin
Jeannette Bourgoin

STATE OF MAINE, KENNEBEC, SS.

Personally appeared the above named Roland Bourgoin and Jeannette Bourgoin and acknowledge the above instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/Attorney at Law



RECEIVED KENNEBEC SS.

1991 OCT 17 AM 9:00

ATTEST: *Harold B. [Signature]*
REGISTER OF DEEDS

DAVID R. WHITTIER
MY COM. EXPIRES:
AUGUST 31, 1993